GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Metropolitan Region Development Authority – Change of land use from Residential use to Commercial use in Sy.No.169/6C of Madhurawada (V), Visakhapatnam Rural(M) of an extent of 1435.85 sq.mts applied Smt. P.Sudha Padmasri – Draft variation – Draft variation – Confirmation - Orders – Issued

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT(M)DEPARTMENT

G.O.MS.No. 36 **Dated: 01-04-2021.**
Read the following:-

1. From the MC, VMRDA Lr.Rc.No.VMRDA-11023/15/2020-PLNG SEC-VMRDA (e- 1153597) Dt.16.06.2020.
2. Govt., Memo.No.3573256/M2/2020, Dated: 23.09.2020
3. Government Memo No.11411/I2/2011, MA&UD (I2) Dept. dated: 30.06.2012.
4. Government Memo No.138400/H1/2016, MA&UD (H) Dept. dated: 15.02.2017.
5. From the MC, VMRDA Lr.Rc.No.11023/15/2020 (e-1153597) Dated: 07.01.2021

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.315, Part-I, Dated:23.09.2020. In the letter 5th read above the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and the applicant has paid the required charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:01.04.2021.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

Copy to:
The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.

(P.T.O)

The applicant **through** the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The District Collector, Visakhapatnam District

//FORWARDED:: BY ORDER//

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government hereby makes the following variation to the land use envisaged in the Master Plan for Visakhapatnam sanctioned in G.O.Ms.No.345, MA, dt: 30.06.2006, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.315, Part-I, dt:23.09.2020 as required under sub-section (3) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The site falling in Sy.No.169/6C part of Madhurawada (V), Visakhapatnam Rural Mandal, Visakhapatnam District, admeasuring an area of 1435.85 Sq.Mts. (Including Splay area of 13.50 Sq.Mts). The boundaries which are given in the schedule below which was earmarked for Residential Land use in Master Plan of VMRDA sanctioned in G.O.Ms.No.345 MA & UD Dept., dated.30.06.2006 is now designated for Commercial land use which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions:

1. The applicant shall hand over the site affected in 80-0 mts wide NH-16 to the authority concerned at free of cost through registered gift deed.
2. The applicant shall observe service road and adhere to AP Building Rules, 2017 while obtaining building plan from the concerned Authority.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/GVMC, Visakhapatnam, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. the owners /applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

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6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : vacant site, passage & building of others
East : vacant site of others and 15' road.
South : proposed 60' wide master plan road
West **:** existing national highway proposed to 80 mts wide road.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER